

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9 Hotham Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$946,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/01/2021 to 31/03/2021 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	39a Grant Olson Av BULLEEN 3105	\$1,360,000	17/04/2021
2	1/15 Monaco St DONCASTER 3108	\$1,251,000	26/03/2021
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 26/04/2021 15:11



 4  3  2

**Property Type:** Townhouse  
(Single)

**Land Size:** 355 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median Unit Price**

March quarter 2021: \$946,000

## Comparable Properties



**39a Grant Olson Av BULLEEN 3105 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,360,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** Townhouse (Res)

**Land Size:** 347 sqm approx



**1/15 Monaco St DONCASTER 3108 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,251,000

**Method:** Sold Before Auction

**Date:** 26/03/2021

**Property Type:** Townhouse (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.